

14 November 2017

17156

Carolyn McNally  
Secretary  
Department of Planning and Environment  
320 Pitt Street,  
Sydney NSW 2000

Dear Ms McNally,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS  
DETAILED DA FOR STAGE 1 OF THE IVANHOE ESTATE, MACQUARIE PARK**

**1.0 INTRODUCTION**

All development for the Ivanhoe Estate site that is carried out by or on behalf of the NSW Land and Housing Corporation (LAHC) and has a capital investment value of more than \$20 million is deemed State Significant Development (SSD), in accordance with Clause 10 Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (S&RD SEPP).

LAHC have entered into arrangements to redevelop the site with the Aspire Consortium comprising development partners Frasers Property Australia and Citta Property Group and the community housing partner, Mission Australia Housing.

The detailed SSD DA for Stage 1 of the Ivanhoe Estate development will specifically seek consent for:

- site preparation works, including tree removal and earthworks across the entire Ivanhoe Estate;
- the provision and augmentation of utilities and services infrastructure across the entire Ivanhoe Estate;
- the construction of the internal road network;
- the consolidation of existing lots and subdivision of the Ivanhoe Estate to reflect the revised road layout, open space, and provide superblocks corresponding to the Masterplan;
- the construction and use of Buildings A1 and C1 in the north western corner of the Ivanhoe Estate, comprising approximately 740 total dwellings (including 259 social dwellings) and a Childcare centre within the ground level of Building A1.

To support the request for SEARs, this letter provides the following information:

- A description of the site and its context.
- A description of the overall project background and the development proposed.
- A summary of the key environmental planning instruments applicable to the proposal.
- An overview of the likely environmental and planning matters for consideration.
- An outline of the expected key deliverables and supporting documentation associated with the proposal.

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- The proposed groups and stakeholders to be considered for consultation.

## 2.0 BACKGROUND

In September 2015, the Ivanhoe Estate was rezoned by the Department of Planning and Environment as part of the Macquarie University Station (Herring Road) Priority Precinct to transform the area into a vibrant centre that makes the most of the available transport infrastructure and the precinct's proximity to jobs, retail, and education opportunities within the Macquarie Park corridor.

The Ivanhoe Estate is currently owned by LAHC and comprises 259 social housing dwellings. The redevelopment of the Ivanhoe Estate is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, with good access to transport, employment, improved community facilities and open space.

The Communities Plus program seeks to leverage the expertise and capacity of the private and non-government sectors. As part of this process, three organisations were short-listed in mid-2016 to submit development proposals for the redevelopment of the Ivanhoe Estate.

In July 2017 Aspire Consortium, comprising Frasers Property Australia, Citta Property Group and Mission Australia Housing was announced as the successful proponent to develop the site. This SEARs request to enable preparation of the first detailed works DA is part of the first step as part of the planned redevelopment of the Ivanhoe Estate and will create an integrated neighbourhood of more than 2,500 dwellings including more social housing mixed with affordable and private housing.

### 2.1 The Masterplan

LAHC prepared a request for SEARs in August 2017 to inform an application for the Ivanhoe Estate Masterplan (SSD 17\_8707). The SEARs were issued by the Department of Planning and Environment on 25 September 2017. This Masterplan will establish an overall framework for development on the site to inform future detailed applications. It will assist in developing a coherent and compatible estate that spans over 8.2 hectares, and is being designed and constructed over several stages.

It is the intention that the Masterplan and Stage 1 DA will be lodged concurrently. The Stage 1 DA will be consistent with, and pursuant to, the Concept Proposal in accordance with Section 83D of the EP&A Act.

## 3.0 THE SITE

The Ivanhoe Estate is located in Macquarie Park near the corner of Herring Road and Epping Road within the Ryde Local Government Area (LGA) and as shown in **Figure 1** and **Figure 2**.

It is approximately 8.2 hectares and currently accommodates 259 social housing dwellings comprising a mix of townhouse and apartment buildings set around a cul-de-sac street layout. There is significant vegetation along the Epping Road and Shrimpton Creek frontages of the site as well as established street trees through the site. The only point of vehicular access is via a roundabout on Herring Road.

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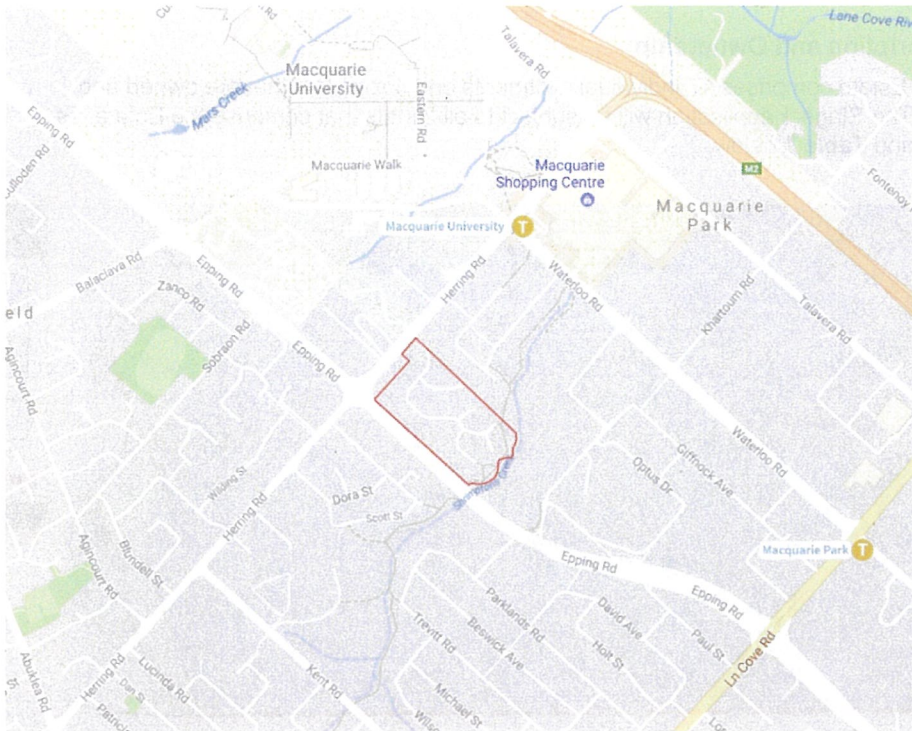


Figure 1 – Context of the Ivanhoe Estate (outlined in red)

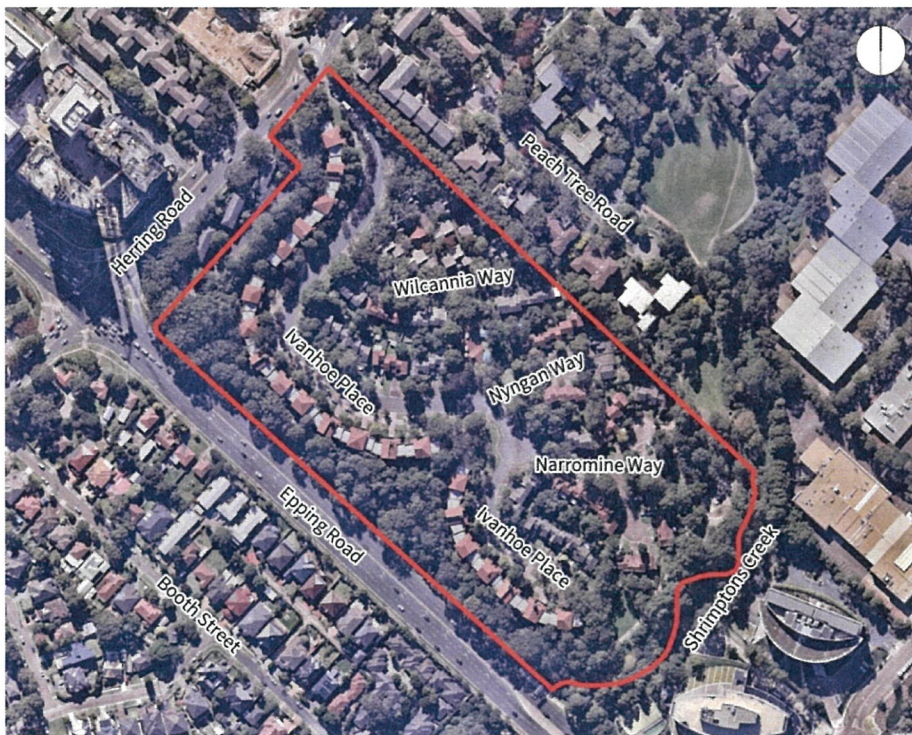


Figure 2 – Location of the Ivanhoe Estate

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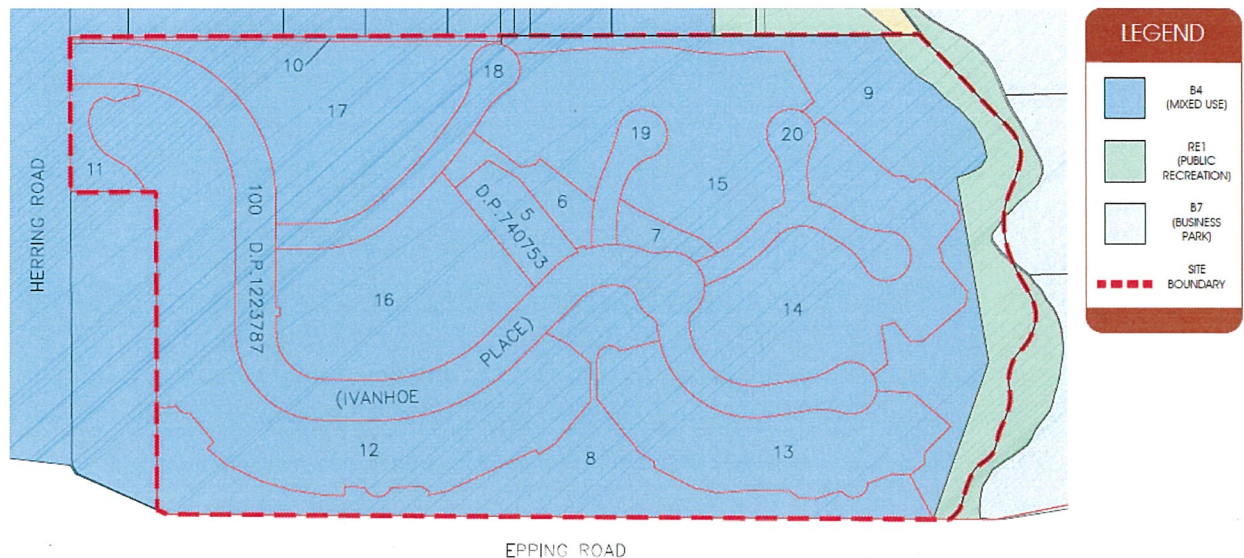
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### 3.1 Legal Description and Ownership

The greater Ivanhoe Estate comprises 17 individual allotments and 4 road lots that are owned and managed by LAHC. The Stage 1 application will be subject to all 21 lots that comprise the Estate, as detailed in **Figure 3** and **Table 1** below.



**Figure 3 – Lot boundaries and zoning**  
Source: ADW Johnson

**Table 1- Legal description**

Lot	DP
5	740753
6	861433
7	861433
8	861433
9	861433
10	861433
11	861433
12	861433
13	861433
14	861433
15	861433
16	861433
17	861433
18	861433 (internal road)
19	861433 (internal road)
20	861433 (internal road)
100	1223787 (internal road)

### 3.2 Surrounding Development

The site is located within the Macquarie University Station Precinct which forms part of the broader Macquarie Park corridor. The Precinct is characterised by a mix of new high density residential uses, older low scale residential flat buildings, the Macquarie Shopping Centre and Macquarie University. Macquarie University Station and Macquarie Shopping Centre are approximately 450 metres north east of the site.

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Immediately to the north east of the site is a strand of established trees, which separates the site from a series of four storey residential flat buildings that front Peach Tree Road. The north western boundary fronts Herring Road and 137-143 Herring Road, which is occupied by 4 unused student accommodation buildings. A DA is currently being assessed by Ryde Council for redevelopment of 137-143 Herring Road for a high density residential development.

Epping Road, an 8-lane arterial road, runs along the south western boundary of the site. On the other side of Epping Road are detached houses and townhouse developments. Shrimptons Creek, an area of public open space, runs along the south-eastern boundary. Commercial and light industrial uses are located further to the south east on the other side of Shrimptons Creek

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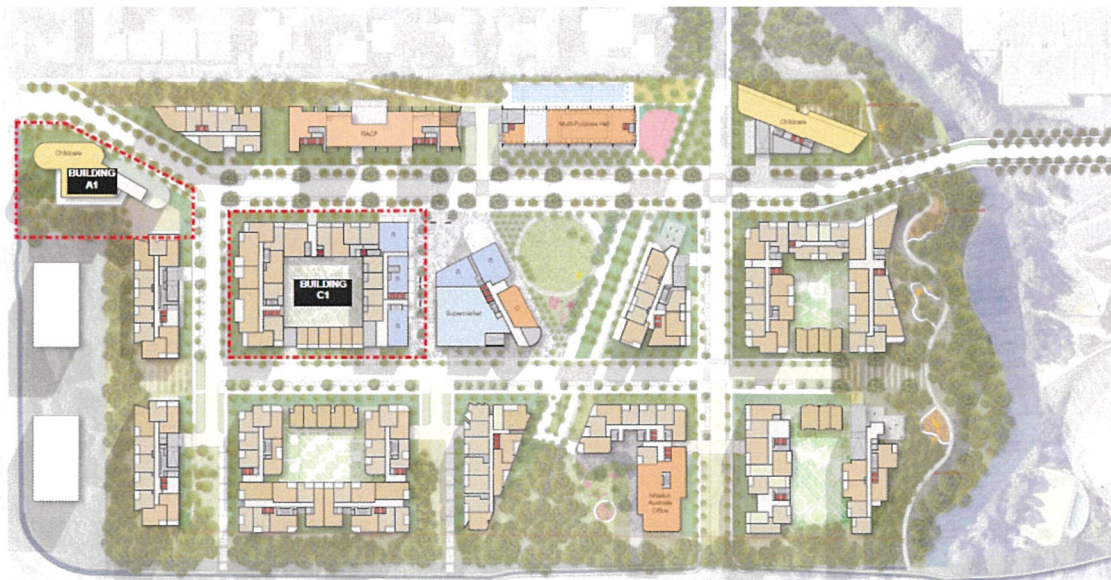
#### 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the first stage of detailed works within the Ivanhoe Estate, pursuant to the concurrent Ivanhoe Estate Masterplan. This will allow for the timely staging and delivery of works across the Estate in accordance with the Masterplan. It will also prioritise the delivery of 259 social housing dwellings, to replace the existing stock within the Estate.

The application will include the following:

- site preparation works, including tree removal and earthworks across the entire Ivanhoe Estate;
- the provision and augmentation of utilities and services infrastructure across the entire Ivanhoe Estate;
- the construction of the internal road network;
- the consolidation of existing lots and subdivision of the Ivanhoe Estate to reflect the revised road layout, open space, and provide superblocks corresponding to the Masterplan;
- the construction and use of Buildings A1 and C1 in the north western corner of the Ivanhoe Estate, comprising approximately 740 total dwellings (including 259 social dwellings) and a Childcare centre within the ground level of Building A1.

The location of Building A1 and C1 within the Ivanhoe Estate Masterplan is shown on the Masterplan prepared by Bates Smart in **Figure 4** below.



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## 5.0 PLANNING FRAMEWORK

The following are the key relevant legislative and planning instruments that will need to be considered as part of the EIS.

### 5.1 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD. Under Section 89D, the Minister is the consent authority for SSD. Section 89E(3) provides the Minister the authority to grant development consent to the proposed development. Section 78A(8A) requires that Development Application for SSD is to be accompanied by an Environmental Impact Statement (EIS) that meets the requirements set out in Schedule 2 of the EP&A Regulation.

It is noted that this application is being lodged pursuant to the proposed Masterplan, as a staged application under Section 83B of the EP&A Act.

### 5.2 State Environmental Planning Policy (State and Regional Development) 2011

SEPP (State and Regional Development) 2011 identifies development that is SSD. Clause 8(b) of the SEPP identifies that development is SSD for the purposes of the EP&A Act if it specified in Schedule 1 or 2 of the SEPP. Clause 10 of Schedule 2 of the SEPP species that:

*10 Development at NSW Land and Housing Corporation Sites*

*(1) Development on land identified as a NSW Land and Housing Corporation Site on the State Significant Development Sites Map if the development:*

- (a) is carried out by or on behalf of the NSW Land and Housing Corporation, and*
- (b) has a capital investment value of more than \$20 million.*

*(2) For the purposes of subclause (1), land identified as being within Ivanhoe Estate on the State Significant Development Sites Map is identified as a NSW Land and Housing Corporation Site.*

The proposal is SSD as it is located on the identified Ivanhoe Estate site, is carried out on behalf of the NSW Land and Housing Corporation and has a capital investment value more than \$20 million.

### 5.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

Division 1 of Part 2 of the SEPP (Affordable Rental Housing) (referred to as the 'SEPP (ARH)') applies to development for the purposes of dual occupancies, multi-dwelling housing or residential flat buildings if the development is permitted with consent, the site does not contain a heritage item, and all or part of the development is located within a prescribed distance to public transport.

Under Clause 13 of the SEPP (ARH), development to which the SEPP applies is eligible for a floor space ratio bonus derived from the existing FSR and amount of affordable housing to be provided across the site. The Masterplan will establish the total GFA across the Ivanhoe Estate, utilising the floor space ratio bonus prescribed in Clause 13 of the SEPP (ARH). Stage 1 will then be consistent with the Masterplan.

### 5.4 Ryde Local Environmental Plan 2014

The Ryde Local Environmental Plan 2014 (RLEP) establishes the key land use and built form controls that apply to the site, as follows:

- The Ivanhoe Estate is zoned part B4 Mixed Use and part RE1 Public Recreation. The land uses permissible with consent in the B4 zone include residential flat buildings, seniors housing, educational establishments, community facilities, childcare centres and retail premises.
- Three different height limits apply across the B4 zoned area of the site:
  - Along Herring Road: 75m

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- Along Epping Road: 65m
- Remaining portion of the site 45 metres.

No height limit applies to the land zoned RE1.

- The maximum floor space ratio permitted on the B4 zoned area of the site is 2.9:1. No FSR limit applies to the land zoned RE1.

## 5.5 Ryde Development Control Plan 2014

Development Control Plans (DCPs) do not apply to SSDAs. Notwithstanding this, the Ryde DCP will provide a reference point for the desired future character and built form of development on the site. In particular, the site is identified as being within the Macquarie Park corridor that seeks to foster an integrated centre where business, education and residential uses are supported. The DCP also contains a Macquarie Park corridor structure plan, which identifies the site as appropriate for mixed use and residential development. There are also relevant development controls for the desired built form of residential flat buildings, which will be considered where relevant in the future application.

## 5.6 Other Planning Policies

There are a range of other Environmental Planning Instruments and Policies that will need to be considered as part of the EIS, including:

- *State Environmental Planning Policy (Infrastructure) 2007.*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65).*
- *Draft State Environmental Planning Policy (Vegetation) 2017.*
- *Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.*
- *NSW Making It Happen – Premier's Priorities.*
- *A Plan for Growing Sydney.*
- *Draft North District Plan.*
- *NSW Long Term Transport Masterplan.*
- *Development Near Rail Corridors and Busy Roads – Interim Guideline.*
- *Sydney's Bus Future 2013.*
- *Sydney's Cycling Future 2013.*
- *Sydney's Walking Future 2013.*
- *Planning Guidelines for Walking and Cycling.*
- *Ryde 2025 Community Strategic Plan.*

## 6.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future SSD DA:

- Consistency with strategic and statutory plans.
- Urban design and built form.

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- Land use and gross floor area.
- Landscape and public domain.
- Residential amenity.
- Impacts on adjoining properties.
- Traffic, access and parking.
- Flora and fauna.
- Ecologically sustainable development.
- Construction impacts.
- Crime prevention.
- Infrastructure Delivery.
- Contributions.

### **6.1 Consistency with Strategic and Statutory Plans**

The EIS will analyse the proposed development and outline how the proposal is consistent with the policies outlined in **Section 5** above.

### **6.2 Urban Design and Built Form**

The EIS will assess the height, density, bulk and scale of the proposed development within the context of the locality and will demonstrate how the proposal integrates with the local environment and the desired future character of the area. The EIS will also address how the form, layout and siting of the buildings achieve the desired design and amenity outcomes, and are not inconsistent with the proposed Masterplan where relevant.

### **6.3 Land Use and Gross Floor Area**

The EIS will include a detailed description and analysis of all land uses proposed and the proposed gross floor area that will be developed as part of the Stage 1 works and its consistency with the proposed Masterplan GFA framework. It will clearly define and assess the type and intensity of land uses that are proposed to be delivered on this portion of the site, and their interface with the greater Ivanhoe Estate and surrounding development.

### **6.4 Traffic, Access and Parking**

A detailed traffic and parking assessment will be prepared by a specialist traffic consultant and submitted with the EIS. The report will assess:

- Access arrangements.
- The design and operation of the proposed roads.
- The demand and provision for car parking.
- The traffic impacts of the proposed development on the surrounding road network and intersections, including what upgrades are required, if any, to support Stage 1.
- The accessibility to public transport.

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## **6.5 Tree Removal, Flora and Fauna**

The site is mapped as containing endangered ecological communities. The EIS will detail any tree removal and impacts on existing and flora and fauna on the site and will be accompanied by ecological report that sets out a framework for offsetting any biodiversity impacts as a result of the development.

## **6.6 Landscaping and Public Domain**

The EIS will demonstrate how the proposed landscape and public domain works support the Stage 1 development and integrate into the surrounding development.

## **6.7 Residential Amenity**

The EIS will assess the proposed development's residential amenity against the relevant objectives and design criteria in the NSW Apartment Design Guide (ADG).

## **6.8 Impacts on Adjoining Properties**

The EIS will consider and assess impacts on adjoining properties, particularly adjoining residential properties. This assessment will consider the impacts in relation to solar access, view loss and privacy and how these impacts have been mitigated in the proposal.

## **6.9 Ecologically Sustainable Development**

The EIS will address the principles of ecologically sustainable development in relation to the project and detail any specific ESD measures or targets that are to be pursued through the redevelopment of this portion of the Estate. The provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* and other relevant ESD and building sustainability guidelines will be addressed.

## **6.10 Crime Prevention**

The EIS will demonstrate how the proposed development incorporates the principles of Crime Prevention through Environmental Design and what recommendations should be incorporated into the detailed design.

## **6.11 Water, Drainage, Stormwater and Ground Water**

The EIS will include a Stormwater, Groundwater and Drainage assessment to assess the impacts of the proposal on surface and ground water hydrology and quality.

## **6.12 Infrastructure Delivery**

The EIS will identify the key infrastructure components being delivered to service the future development on the site.

## **6.13 Construction Impacts**

The EIS will address and consider construction impacts such as noise and vibration and access, parking and traffic. It would be expected that more detailed management plans would be completed upon the engagement of a contractor following determination of the SSD DA.

## **7.0 EXPECTED DELIVERABLES**

To assist in confirming the SEARs, the following are the expected deliverables to support the EIS:

- Site Survey Plan

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- Architectural Plans
- SEPP 65 Design Statement and Assessment
- Landscape and Public Domain Plans
- Waste Management Plan
- Civil Engineering Plans
- Subdivision Plans
- Traffic, Access and Parking Assessment
- Arborist Assessment
- Ecological Assessment
- Stormwater, Groundwater and Drainage Assessment
- Geotechnical and Contamination Assessment
- Noise and vibration Assessment
- BASIX Certificates
- CPTED Assessment
- Wind Report
- Access Assessment
- BCA and Fire Safety Assessment
- Infrastructure and Services Report
- Preliminary Construction Management Plan
- Cost Summary Report

## 8.0 CONSULTATION

A Consultation and Community Engagement Strategy will be developed for the proposed Masterplan to inform consultation activities being undertaken as part of the preparation of the Masterplan and any future applications. As part of this Strategy, there will be early consultation with the relevant stakeholders on the proposed Stage 1 works outside of the statutory consultation requirements for a SSD DA.

## 9.0 CONCLUSION

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue SEARs for the preparation of an EIS. Should you have any queries about this matter, I have arranged for Richard Wood to assist, Richard can be contacted on 8879 9002.

Yours faithfully,



Peter Anderson  
Executive Director

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